156.0	0002	0015.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 835,600 / 835,600
					USE VALUE: 835,600 / 835,600
					ASSESSED: 835,600 / 835,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
242		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIM HAROLD K & LORRAINE C	
Owner 2:		
Owner 3:		
Street 1:	242 WACHUSETT AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,270 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1991, having primarily Vinyl Exterior and 1824 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6270.000	405,700	4,200	425,700	835,600
Total Card	0.144	405,700	4,200	425,700	835,600
Total Parcel	0.144	405,700	4,200	425,700	835,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.11 | /Parcel: 458.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 103701
GIS Ref:
GIS Ref:
Insp Date: 06/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	405,700	4200	6,270.	425,700	835,600	835,600	Year End Roll	12/18/2019
2019	101	FV	301,900	4300	6,270.	425,700	731,900	731,900	Year End Roll	1/3/2019
2018	101	FV	301,900	4300	6,270.	358,800	665,000	665,000	Year End Roll	12/20/2017
2017	101	FV	301,900	4300	6,270.	328,400	634,600	634,600	Year End Roll	1/3/2017
2016	101	FV	301,900	4300	6,270.	279,700	585,900	585,900	Year End	1/4/2016
2015	101	FV	294,100	4500	6,270.	243,200	541,800	541,800	Year End Roll	12/11/2014
2014	101	FV	294,100	4500	6,270.	225,000	523,600	523,600	Year End Roll	12/16/2013
2013	101	FV	294,100	4500	6,270.	214,100	512,700	512,700		12/13/2012

!12211!

PRINT

Date	Time
12/11/20	02:19:06

LAST REV

Date	Time
07/03/18	15:22:17

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12211

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21621-523		12/1/1991		231,700	No	No		Y

USER DEFINED

Prior Id # 1:	103701
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Entry Denied	372	PATRIOT
12/21/1999	Mailer Sent		
11/24/1999	Measured	268	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6270		Sq. Ft.	Site		0	70.	0.97	7									425,672						425,700	

Total AC/HA: 0.14394 | Total SF/SM: 6270 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,672 | Spl Credit | Total: 425,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1991	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.3	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22565794
Const Adj.:	0.99495000
Adj $ / SQ:	164.628
Other Features:	106390
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452241
Depreciation:	46581
Depreciated Total:	405660

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

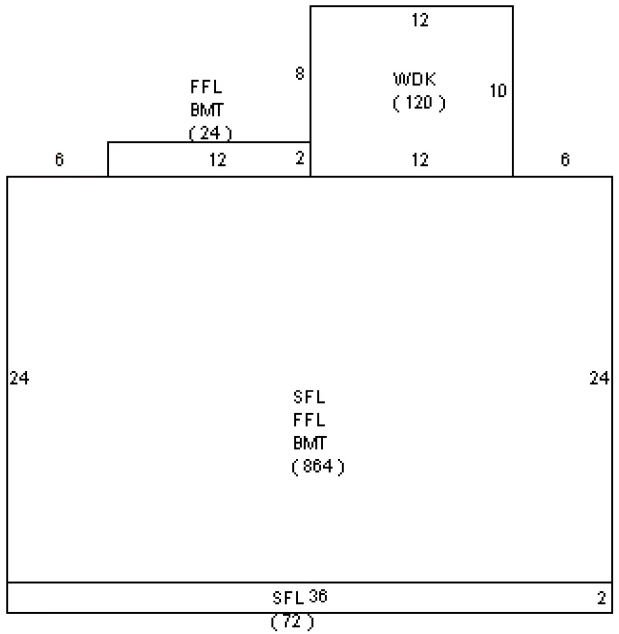
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.63
Special Features:	0	Val/Su Net:	143.26
Final Total:	405700	Val/Su SzAd	222.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	936	164.630	154,092
BMT	Basement	888	49.390	43,857
FFL	First Floor	888	164.630	146,190
WDK	Deck	120	14.260	1,711

Net Sketched Area:	2,832			Total:	345,850
Size Ad	1824	Gross Are	2832	FinArea	1824

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 156.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	AV	1991	28.16	T	22.4	101			4,200			4,200

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200